

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  ROBYN B. SOKOL, SBN 159506 BRUTZKUS GUBNER 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: rsokol@bg.law  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  RAMLA USA, INC.,  Debtor and Debtor in Possession.  Debtor(s).	CASE NO.: 2:17-bk-24318-BR CHAPTER: 11  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 02/27/2018	<b>Time:</b> 10:00 am
<b>Location:</b> Courtroom 1668, U.S. Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 02/13/2018

**Description of property to be sold:**

Type-47 "On-Sale General For Bona Fide Eating Place" liquor license bearing license number 47-521781 (Los Angeles County)

**Terms and conditions of sale:**

AS-IS, WHERE-IS, without any representations or warranties by the Debtor; Subject to higher and better bids; Subject to Court Approval.

**Proposed sale price:** \$ 85,000.00

**Overbid procedure (if any):** See Attached.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

February 27, 2018 at 10:00 a.m. in Courtroom 1668 of the U.S. Bankruptcy Court at 255 E. Temple Street, Los Angeles, CA 90012.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Robyn Sokol, Brtuzkus Gubner, 21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367, T: 818-827-9108; F: 818-827-9099; rsokol@bg.law

Date: 01/31/2018

## **OVERBID PROCEDURES**

1. Present at Hearing: The Buyer and each Qualified Bidder (as defined below), must be either physically present at the hearing on the Sale Motion or represented by an individual or individuals who is/are physically present at the hearing and have the authority to participate in the overbid process;
2. Notice of Overbid: Any party wishing to participate in the overbid process must notify the Debtor in writing directed to Robyn Sokol via email addressed to rsokol@bg.law, of his/her/its intention to do so no later than close of business two (2) calendar days before the date of the hearing on the Sale Motion;
3. Earnest Money Deposit: To be a qualified overbidder ("**Qualified Bidder**"), each party participating in the overbid process (except for the Buyer, who will already have paid the Deposit to California Business Escrow, Inc.), must remit to the Debtor, at or prior to the hearing on the Sale Motion, payment in the form of a cashier's check (no other form of payment shall be accepted) made payable to "California Business Escrow, Inc." (payment made payable to any other party may, in the sole discretion of the Debtor, be deemed inadequate and rejected) in a deposit amount of **\$8,500.00** ("**Overbid Deposit**"). The Overbid Deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Liquor License;
4. Initial Overbid: The initial overbid for the Liquor License shall be **\$5,000.00**, with subsequent overbids being made in minimum increments of **\$1,000.00**;
5. Successful Overbidder Subject to Terms of Escrow Instructions. In the event that the Buyer is not the successful bidder for the Liquor License, the successful bidder shall then become the buyer under the same terms and conditions as set forth in the Escrow Instructions (with the exception of the price to be paid for the Liquor License). Under these circumstances, the Escrow Instructions with the Buyer would no longer be effective and the Buyer would be entitled to full refund of its Deposit.